



An exceptional double fronted, 4 double bedroom executive detached house a little over a year old, positioned in this quiet cul de sac location on Cotlake Drive, an exclusive road providing access to only 9 prestige plots within Killams Park Phase Three. WAYSIDE, has been beautifully maintained with a host of additional extras included. The spacious accommodation provides a lovely entrance hall with a cloakroom/WC and a large, dual aspect lounge with French doors opening onto the rear patio. There is a generous kitchen/dining room and a separate utility room with an additional storage cupboard. To the first floor there are 4 double bedrooms (principle bedroom ensuite shower room) and a bath/shower room.

Key Features

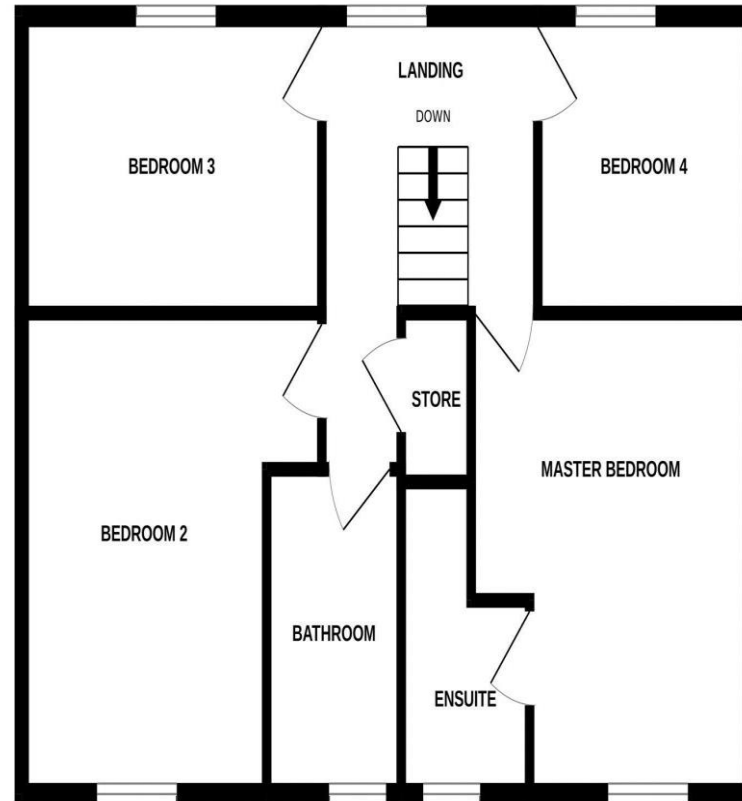
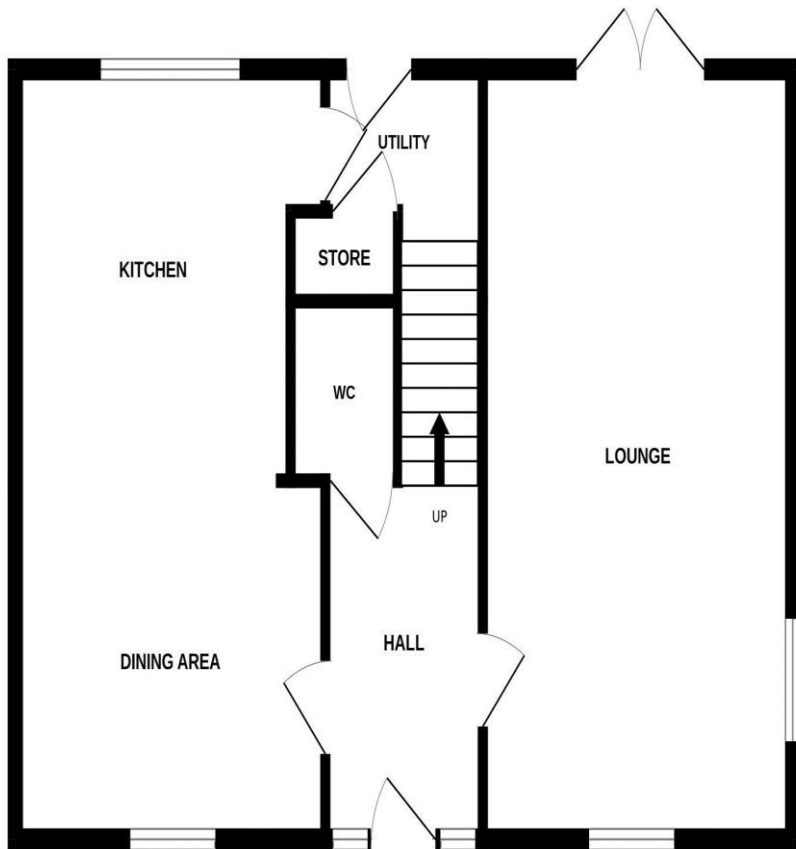
- An exceptional, modern detached property with many quality additional extras
- One of only 9 prestige plots in a quiet cul de sac on the edge of Phase 3 of the development
- Traditional brick and block construction
- Energy efficient home
- Generous entrance hallway with cloakroom/WC
- Large, dual aspect lounge with French doors onto a patio
- Superb kitchen/dining room with a utility room and further storage cupboard
- 4 double bedrooms with principle bedroom ensuite shower room
- Double glazing and gas central heating
- Double garage and 4 car off road parking/driveway





Directions: From the town centre head out along South Road passing Richard Huish College. Continue following this road onto Shoreditch Road and turning right onto Killams Drive. Continue over the bridge and into Killams Park and take the first left onto Mattravers Way. At the brow of the hill turn right onto Cotlake Drive and WAYSIDE will be the first house on the left hand side.





Tenure: Freehold

Tax band: E

Services: Mains electricity, gas, water and drainage. Gas central heating.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



DISCLAIMER: These particulars are not to form part of a sale contract owing to the possibility of errors/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels, and other items not mentioned are specifically excluded unless otherwise agreed within the Sale of contract Documentation or left in situ upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants, and any matters which may affect the legal title. The agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore, prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.

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